

Eastham Historical Commission
October 8, 2020
Via Zoom
Hearing Minutes

Present: J. Holden Camp Jr., Jeff Bumby, Marie Forjan, Mark Herman, Elisabeth Sandler, Sylvia Sullivan

Absent:

Guest: Susan Comeau, Elisabeth Kellam, Sarah Korjeff, Paul Lagg, Thomas J. O'Neil, Lorraine Peirce, Doug Prentiss, Susan & Chris Tapscott, Tris Weller,

1. The 10/8/20 EHC hearing was opened by Chairman J. Holden Camp Jr. at 4:11 p.m.
2. Chairman J. Holden Camp Jr. read the Demolition Application Summary and spoke about the history of the property at 60 Dyer Prince Road, Eastham.

Tris Weller, the representative of the owner of the property, outlined their reasons for wanting to demolish the building. He stated that there are many structural and insect problems with the house. Citing reports from a structural engineer and the Termite and Pest Control Inspection, he said to bring it up to code for a year-round residence would be significantly expensive. The owner plans a new home that will meet the needs of herself and her sister in their retirement years. Originally they planned on salvaging and reusing wood flooring etc. but now, since a party has shown interest in moving and renovating the structure, he said they would be happy for that to happen.

There followed discussion among the EHC members about the age and history of the property, condition of the structure and possible use of the house were it to be moved and renovated.

Chairman J. Holden Camp Jr opened the discussion to comments from the guests.

Sara Korjeff of the Cape Cod Commission spoke to the history of that area of Eastham and that 60 Dyer Prince Road has been listed as eligible for the Nation Register of Historic Places. She urged the building be saved.

Real estate broker Thomas J. O'Neil commented that the Town of Eastham may be interested in the building and that the owner would be happy to have it shifted to the side of her property until it can be moved to a new site

Chairman J. Holden Camp Jr moved to recommend a one year demolition delay be imposed. The motion was seconded by Marie Forjan and was unanimously approved by those members who had audio capabilities for the Zoom meeting.

The EHC will work with the owners representative to try and find a way to save the structure by moving it to a new location for renovation and reuse.

The EHC wishes to thank the property owner for her willingness to work with the EHC to save the building. Offering to shift it to the side of her property to give time to the EHC's efforts is very much appreciated.

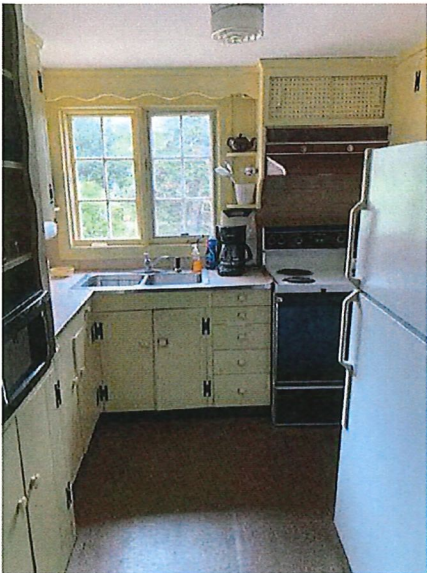
4. The EHC hearing was adjourned at 4:41 p.m.



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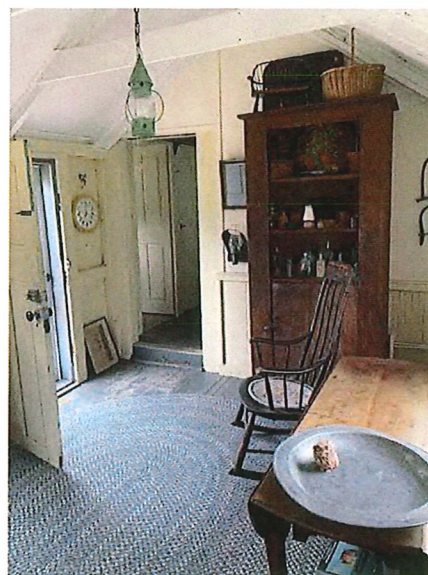
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Emails from Dyer Prince neighbors in support of preserving 60 Dyer Prince Road

listed from most recent to oldest at the end

From: Richard Hedlund <freedom26@comcast.net>

To: "D.Davis" <ddav1@comcast.net>, Susan Harris <harrissusan5@gmail.com>

Cc: Tony Schoener <tschoener@gmail.com>, GAIL HOFFMAN <rabbit5759@comcast.net>, The Tapscotts <tapscott@pdq.net>, Bud Morris <malamute3@aol.com>, Rock Harbor Neighbors <rock-harbor-neighbors@googlegroups.com>

Date: 09/20/2020 1:31 PM

Subject: Re: Letter to the Town of Eastham Regarding Rock Harbor Development

Hello neighbors,

I've been neutral on this since the discussion began but the idea of seeing Frances Peirce's beloved house live on is a good one. To look out our window and see her house "dismantled" will be very disheartening. I remember the small white cottage that sits in the harbor lot today (not the one by the launch ramp) being behind Ed Brown's Superette. The thought of repurposing a building rather than being dismantled has been done by those who "think outside the box" before. I support the Town and the Harbormaster in their idea for an office near the boating population and I also see it being an excellent spot for our emergency services to store equipment and be ready to respond at a moments notice when needed to the West shore of our town. I don't know if the house is structurally sound enough to make the trip to the end of the road or even financially a sound idea, that will be something those in the building trade would have to determine. If the move ever comes to fruition, sign me up as a volunteer to help in any way I can (within my skill set). Best, Rick (Hedlund} #54 Dyer Prince Rd.

On 09/20/2020 9:51 AM D.Davis <ddav1@comcast.net> wrote:

Yes. That's a great idea !

On Sep 20, 2020, at 9:32 AM, Susan Harris <harrissusan5@gmail.com> wrote:

Gail

I love this idea..

S

On Sat, Sep 19, 2020, 5:39 PM Tony Schoener <tschoener@gmail.com> wrote:

An interesting thought, reusing this old cape. I wonder how practical it is to repurpose an old building like this...

On Sat, Sep 19, 2020 at 5:00 PM GAIL HOFFMAN <rabbit5759@comcast.net> wrote:

Dear Susan,

You bring up another potential loss for Dyer Prince RD, that is the old 1/2 Cape owned by Mrs. Peirce. As you have stated, her plan is to "dismantle it" .

That 1/2 Cape, as you are aware is a treasure for Dyer Prince RD. It has been photographed and painted by tourists and Cape Codders. It has been on the cover of magazines. This antique should not be torn down.

Susan, you have one idea which has merit. We need to work with the Historical Commission to save this for Dyer Prince RD.

Sincerely,
Gail Hoffman

On 09/18/2020 7:34 PM The Tapscotts <tapscott@pdq.net> wrote:
Bud and Vickey,

Thank you very much for a GREAT letter to the Town. You could not have said it better and you are 100% right when you say people find it very difficult to visualize things, especially in 3-D.

I have something to throw out to the group. The 1/2 Cape at 60 Dyer Prince that you picture in your letter just happens to be on the Eastham Conservation Commission Meeting Agenda for the 9/22/20 Meeting. The owner, Lorraine Peirce, intends to "dismantle" the house in order to build a new house.

Were we, the Town, and the Historical Commission to work with Ms Peirce, perhaps the wonderful 1/2 Cape could wander down Dyer Prince to a new home at Rock Harbor and become our new Harbormaster Building. It could be tucked in at the north end of the Town land, exact location in that area TBD. It would be very much in keeping with the feeling of Dyer Prince Rd and old Cape Cod.

Sincerely,
Susan Tapscott

On Sep 18, 2020, at 3:56 PM, 'Bud Morris' via Rock Harbor Neighbors <rock-harbor-neighbors@googlegroups.com> wrote:
Dear Neighbors,

Thank you for inviting us at 431 Dyer Prince Rd. to be a part of this group. I would like to share a couple of thoughts :

1) I think many of us support the town having a "Harbormaster Quarters" at Rock Harbor, as it is important and convenient for him to perform his duties. However, the proposal far exceeds the scope of the town meeting vote and is not in keeping with the architecture and setting of the area.

I find that folks often have difficulty in visualizing plans, square footage and elevation, so I thought I would put it in perspective. Our shed is close to the size of the existing harbormaster shed, and is also of similar height and roof pitch. Our home has 836 sq.ft. footprint of roof area, and the new harbormaster quarters has 945 sq feet footprint of roof area. Our two story home rooftop is approximately 12' in elevation higher than our shed roof, the same differential as the new harbormaster building vs. existing. Our roof is 37' long, while the proposed new harbormaster roof is over 66' long. Our spacious deck is half the size of the their new decking along with over 100' of ramp to meet ADA requirements to access the height proposed (12' for every foot of elevation rise)

In short, the easiest way to visualize the size, is to drive by our home and then envision replacing our shed with a structure bigger than our home, and justifying that action by claiming that you were authorized by a vote to rebuild the shed. Or to go to the ramp parking lot, and picture our home moved there, except, instead of being a cozy Cape styled home, it would be a triangular metal roofed modern structure that lacks only the Golden

arches to be akin to a MacDonalds. I don't think the architectural and historical study of our area envisioned that.

2) I have often found opposition gets stifled in public affairs, without an alternative presented. I tossed together a quick sketch of what could be more palatable, at least to me. It is a half Cape Design, which would be in keeping with a few on the street. It would have a small deck along the back to allow the harbormaster an opportunity to oversee activities. There would be no public access to the deck except through the Harbormaster building, assuring that it was only used during his posted hours. Minimal light would be required. Sized like a garage (24x24) there would be plenty of room for its intended use, while requiring a much smaller footprint, and infrastructure.

I am sure if the town wished, they could have their architect produce a couple of professional Cape style renderings of a smaller scale, and they could develop a reasonable alternative. Can this be asked ?

3) Dyer Prince Rd is a small residential road, which provides access to the town's best and business boat ramp., to "dog beach" which allows folks, even in season, to visit early or late to bring the pups on the beach, and draws peoples daily for sunset. There is no reason to further overburden the street.

4) With no commercial property or tax base available, there appears no realistic financial gain to bringing folks there. Alluding to the ability to charge more for dock space doesn't pass the smell test either. Currently, there is a 15-20 year wait for a slip, is it really needed to add value ?

Just sharing some thoughts .. and thanking those who have expressed theirs to the town on all of our behalf.

Thank you

Bud

Bud Morris
Vickey Morris



TOWN OF EASTHAM

Eastham, Massachusetts 01939-0442
Telephone: 508/240-5400 • Fax: 508/240-5401
www.eastham-ma.gov

Eastham Historical Commission Notice of Intent To Demolish a Significant Building

Any person who intends to file an application for a permit to demolish a "significant" building shall first file a "Notice of Intent to Demolish a Significant Building" with the Building Inspector in accordance with the Town of Eastham Zoning By-laws Section XVII (Procedure for the Demolition of Historically or Architecturally Significant Buildings).

Please provide the following information:

Applicant: LORRAINE PERCE
Address: 60 DYER PRINCE RD.

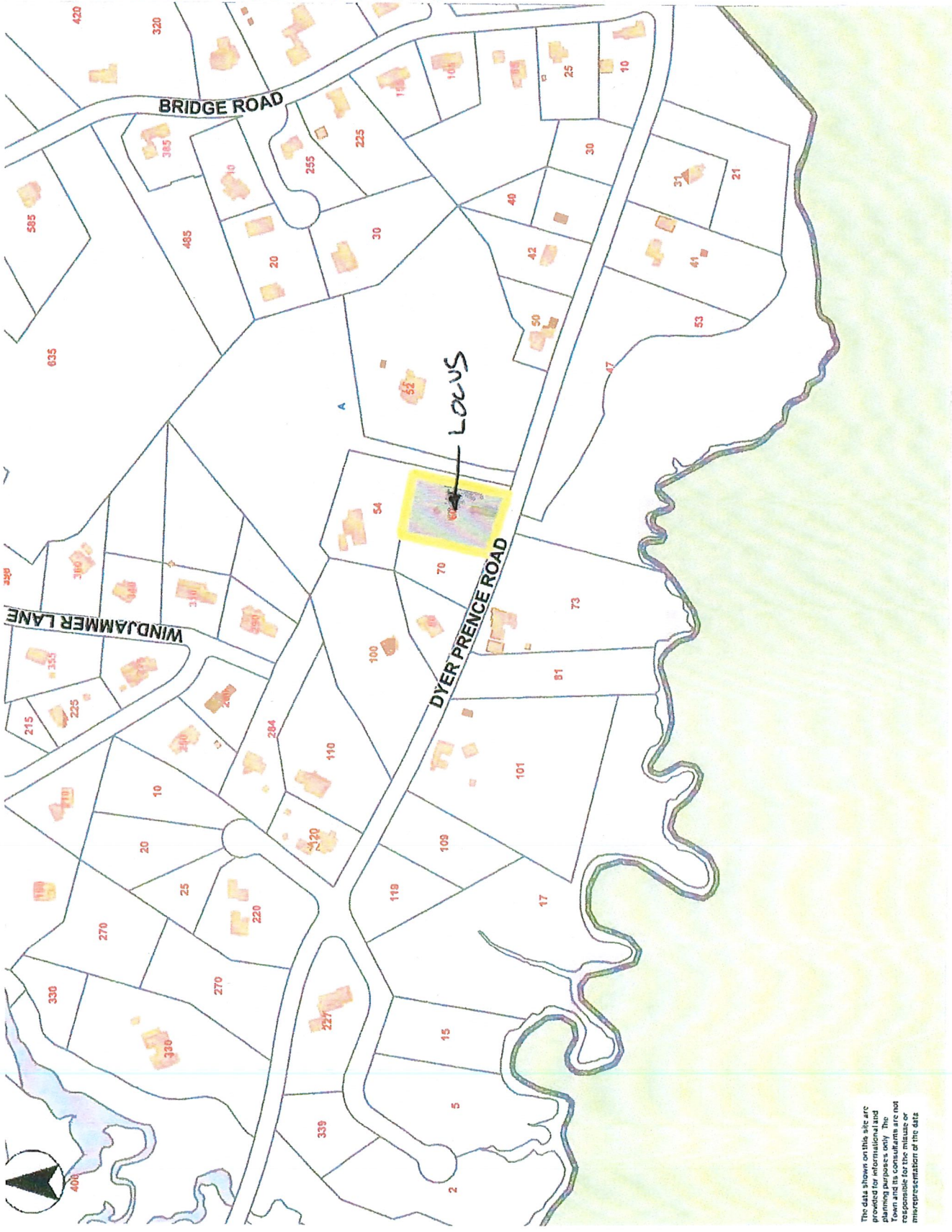
Telephone: 781-329-0384
Interest in property: OWNER
Owner: LORRAINE PERCE
Address: 163 MAYFAIR DR.
WESTWOOD, MA 02090
Telephone: 781-329-0384

Also, please attach the following:

- A map showing location of the building or structure to be demolished on the property and with reference to neighboring properties
- A description of the building or structure, or part thereof, to be demolished including photographs
- A statement of the reason for the proposed demolition and data supporting said reason, including where applicable, data sufficient to establish any economic justification for demolition



- Police Station
- Fire Station
- Ice Rinks
- Libraries
- Schools
- Town Hall
- Lighthouses
- Buildings
- Three Nautical Mile Line
- Parcels
- MA Highways
- Interstate
- US Highway
- Nautical Routes
- Town Boundary
- Abutting Towns
- Ocean
- Streets
- Rivers & Streams
- Open Water



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the accuracy or misrepresentation of the data.

400 800 ft

Printed on 01/27/2020 at 05:14 PM

Swanson Structural, Inc.
Paul W. Swanson, P.E.
92 Acre Hill Road
Barnstable, MA 02630
508-446-1042

March 20, 2020

Thomas J. O'Neill
26 Bates Road
Mashpee Commons
PO Box 625
Mashpee, MA 02649

Subject: Building Evaluation:
Antique Half Cape, 60 Dyer Prince Road, Eastham, MA

Dear Tom,

On Friday, March 13, 2020 I met with you and your civil engineer at the subject property for a visual inspection of the existing home's condition. The weather was cloudy and cool, about 45 degrees and starting to rain. We met inside the house and walked through the first and second floors before walking around the exterior of the house.

The house is in poor condition. The first and second floors are, in places, several inches out of level. Although some "settling" is to be expected in an antique home, the fact that the house is very close to the ground suggests that there is extensive wood decay in the first floor framing and sills. Some structural framing is visible in the first and second floors. In the kitchen ceiling, there is a series of 6x6 timbers that is a mixture of antique hewn lumber, antique sawn lumber and a faux box beam made of 1x dimension lumber distressed with axe marks to mimic the antique framing. These timbers are undersized by current standards. Although not specifically a structural issue, the center stairs are extremely steep and narrow. Should a medical condition arise for an occupant on the second floor of the home, it would be difficult for EMT's to utilize a stretcher on the stairs. The principal rafters of the original framing are visible in the second floor bedroom. These components appear to be in good condition despite water staining in the second floor ceiling adjacent to them. The water staining indicates roof leaks over time, which can lead to insect infestation and wood decay which may be hidden by finish materials. There are wide pine floor boards in various parts of the house that can be salvaged for reuse.

The exterior of the house is in very poor condition. The wood siding and roofing are past their service life. The corner trim boards are rotted and damaged by woodpeckers. The front door has deteriorated and the trim around it was patched with duct tape. The wood siding is very close to the ground which creates an ideal pathway for termites.

Based upon my site visit and experience with antique structures, it is my professional opinion that the structure of the house is functionally obsolete and that it is not economically feasible to restore it. I recommend that the house be demolished to make way for a new code compliant, energy efficient and wind resistive home. The new home will be compliant with FEMA flood requirements, while the existing home is subject to flooding. Wood components from the home that the owners want to preserve may easily be salvaged for reuse in the new structure. If you have any questions, please feel free to contact me.

Sincerely,



Paul W. Swanson, P.E.
Swanson Structural, Inc.



3/20/2020

Building Description

The existing dwelling is a shingle clad 1/2 Cape building in disrepair (see statement of structural engineer for more detail)

Reason for Dismantling

The house is on property at 60 Dyer Prince Rd., and is abutted by a vacant building lot at 70 Dyer Prince Rd. Both lots are owned by Lorraine Peirce and are going to be combined into one building lot. The existing dwelling is in disrepair and Mrs. Peirce is wanting to build a new home for herself and her sister. The property is in a special flood hazard area defined by FEMA and the dwelling does not conform to any FEMA regulations. Mrs. Peirce plans on dismantling the existing dwelling and saving any existing flooring, trim, and beams that can be re-used in the construction of the new dwelling.

Photos

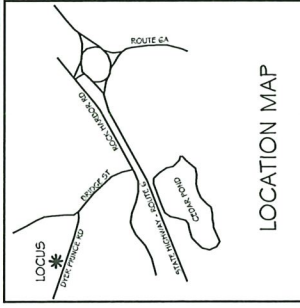
See attached





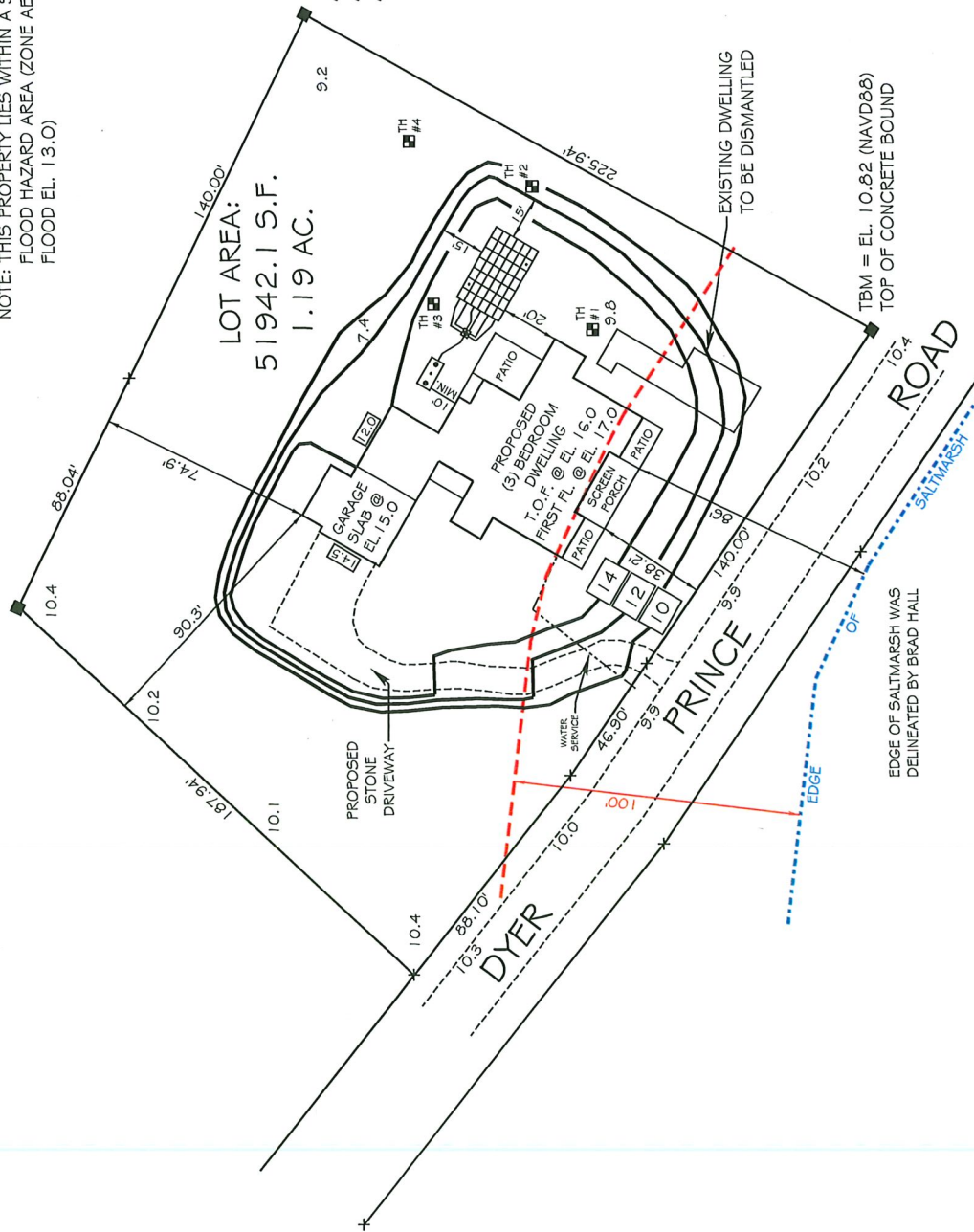


NOTE: THIS PROPERTY LIES WITHIN A SPECIAL
FLOOD HAZARD AREA (ZONE AE - BASE
FLOOD EL. 13.0)



LOT AREA:
51942.1 S.F.
1.19 AC.

AREA OF BUFFER ZONE: 8600 S.F.
AREA OF EXISTING DWELLING IN BUFFER ZONE: 600 S.F.
AREA OF PROPOSED DWELLING IN BUFFER ZONE: 420 S.F.



SEPTIC DESIGN BY MEYER & SONS, INC.

SITE - SEWAGE PLAN

FOR
#60 DYER PRINCE RD., EASTHAM, MA
PREPARED FOR
LORRAINE PEIRCE

DATE	1" = 40'	DATE	06-15-2020	TMW
BY		BY		SP-1

WELLER & ASSOCIATES

P.O. BOX 417 CENTERVILLE, MA
TEL: (508) 328-4692
EMAIL: trsweller@gmail.com

REGISTERED LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

Project Narrative

Mrs. Peirce is proposing to dismantle her existing dwelling at #60 Dyer Prince Rd. and construct a new (3) bedroom dwelling for her sister and herself on #60 & #70 Dyer Prince Rd. #70 is currently a vacant lot and she will be combining both lots (a total of 51,942 s.f. – 1.2 acres) to construct one dwelling. Approximately 8800 s.f. of buffer zone to the saltmarsh across Dyer Prince Rd. falls within the locus (16%). The property also falls within a special flood hazard area – Zone AE – base flood EL. 13.0. The existing dwelling falls below the base flood elevation and the new dwelling will be above the base flood elevation and meet all FEMA requirements. There will be a new Title V septic system installed to replace the existing cesspool now servicing the property. A new stone driveway will be constructed on the opposite side of the dwelling from the existing driveway access, making it further away from the resource area. The proposed patios will be constructed with pervious pavers to prevent runoff. The existing dwelling intrudes into the buffer zone by 600 s.f. and the new dwelling reduces that to 420 s.f. The locus property is separated from the resource area by a newly re-constructed paved road (20' wide).

Construction Methodology

The existing dwelling will be dismantled first by hand to save the existing flooring, interior trim, and any beams or lumber fit for re-use in the new dwelling. The remainder of the dwelling will be crushed in using an excavator with claw grip and placed in dump trucks for proper disposal off site. The proposed building site will be stripped of topsoil and stockpiled well outside the 100' buffer zone. The area for the new dwelling will be excavated for the foundation by excavator and material stockpiled well away from 100' buffer zone for filling around new foundation. A new poured concrete foundation meeting FEMA requirements will be installed, including SmartVents. The foundation will be backfilled using existing material from the site along with clean fill trucked in. All disturbed areas will be covered with 6" of loam and seeded with a Cape Cod lawn conservation mix seed.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):

60 DYER PRINCE RD.

a. Street Address

EASTHAM

b. City/Town

02642

c. Zip Code

Latitude and Longitude:

41° 48' 02"

d. Latitude

69° 59' 49"

e. Longitude

19

f. Assessors Map/Plat Number

98

g. Parcel /Lot Number

2. Applicant:

LORRAINE PEIRCE

a. First Name

b. Last Name

c. Organization

163 MAYFAIR DR.

d. Street Address

WESTWOOD

e. City/Town

MA

f. State

02090

g. Zip Code

781-329-0384

h. Phone Number

i. Fax Number

1PEIRCE@VERIZON.NET

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

SAME AS APPLICANT

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

TRISTRAM

a. First Name

WELLER

b. Last Name

WELLER & ASSOCIATES

c. Company

P.O. Box 417

d. Street Address

CENTERVILLE

e. City/Town

MA

f. State

02632

g. Zip Code

508-328-4692

h. Phone Number

i. Fax Number

TRISWELLER@GMAIL.COM

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

DISMANTLE EXISTING DWELLING AND CONSTRUCT NEW SINGLE FAMILY RESIDENCE.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

BARNSTABLE

a. County

7288

c. Book

b. Certificate # (if registered land)

183

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
☐ 100 ft. - New agricultural projects only
☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

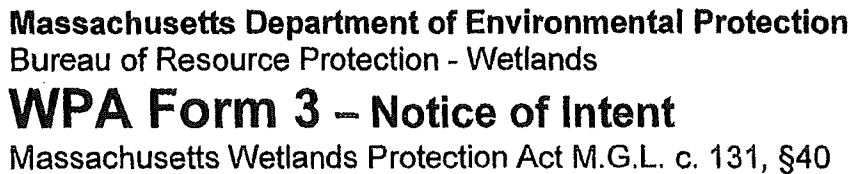
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



City/Town



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
(e) ☐ Project plans showing Priority & Estimated Habitat boundaries
(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP
3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP

MassDEP File Number

Document Transaction Number

City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP

MassDEP File Number

Document Transaction Number

City/Town

D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology. EDGE OF SALT MARSH FLAGGED BY BRAD HALL

4. ☐ List the titles and dates for all plans and other materials submitted with this NOI.

SITE - SENSAGE PLAN

a. Plan Title

WELLER & ASSOCIATES

b. Prepared By

06-15-2020

d. Final Revision Date

DARREN MEYER, RLS

STEVEN KUMBA, RLS

c. Signed and Stamped by

1" x 4"

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

4. State Check Number

6. Payor name on check: First Name

3. Check date

5. Check date

7. Payor name on check: Last Name

08-13-2020

08-13-2020

TRISTRAM

WELLER



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP

MassDEP File Number

Document Transaction Number

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

M. De, Agent for LORRAINE PEIRCE
1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

08-12-2020

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

60 DYER PRINCE RD

a. Street Address

EASTHAM

b. City/Town

c. Check number

\$110.00

d. Fee amount

2. Applicant Mailing Address:

LORRAINE

a. First Name

PEIRCE

b. Last Name

c. Organization

163 MAYFAIR DR.

d. Mailing Address

WESTWOOD

e. City/Town

MA

f. State

02090

g. Zip Code

781-329-0384

h. Phone Number

i. Fax Number

1PEIRCE@VERIZON.NET

j. Email Address

3. Property Owner (if different):

SAME AS APPLICANT

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

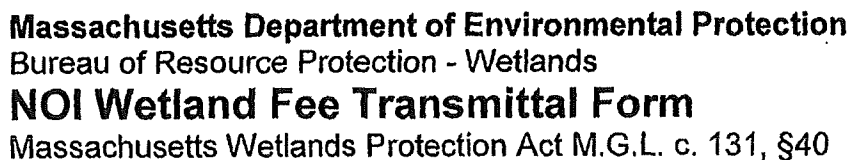
Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
-------------------------	-----------------------------	--------------------------------	------------------------------

~~110.00~~

\$110.00

City/Town share of filling Fee:

$\$110.00$
 a. Total Fee from Step 5
 $\$42.50$
 b. 1/2 Total Fee less \$12.50
 $\$67.50$
 c. 1/2 Total Fee plus \$12.50

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



UNITED STATES
POSTAL SERVICE®

POSTAL MONEY ORDER

Serial Number

26454366562

Year Month Day
2020-08-14

Post Office
026320

U.S. Dollars and Cents

\$67.50

Amount Sixty Seven Dollars and 50/100 *****

Pay to

TOWN OF EASTHAM

Clerk 02

Address

From

WELLER & ASSOCIATES

Address

Memo

NOI - 60 DYER PRINCE RD, EASTHAM

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SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

⑈000008002⑈

26454366562⑈



UNITED STATES
POSTAL SERVICE®

POSTAL MONEY ORDER

Serial Number

26454366551

Year Month Day
2020-08-14

Post Office
026320

U.S. Dollars and Cents

\$42.50

Amount Forty Two Dollars and 50/100 *****

Pay to

COMMONWEALTH OF MASSACHUSETTS

Clerk 02

Address

From

WELLER & ASSOCIATES

Address

Memo

NOI - # 60 DYER PRINCE RD, EASTHAM, MA

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SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

⑈000008002⑈

26454366551⑈

I, Belinda Eyestone, Principal Assessor for the Town of Eastham, hereby certify that the current Assessing Department records show the owners and mailing addresses as indicated below.

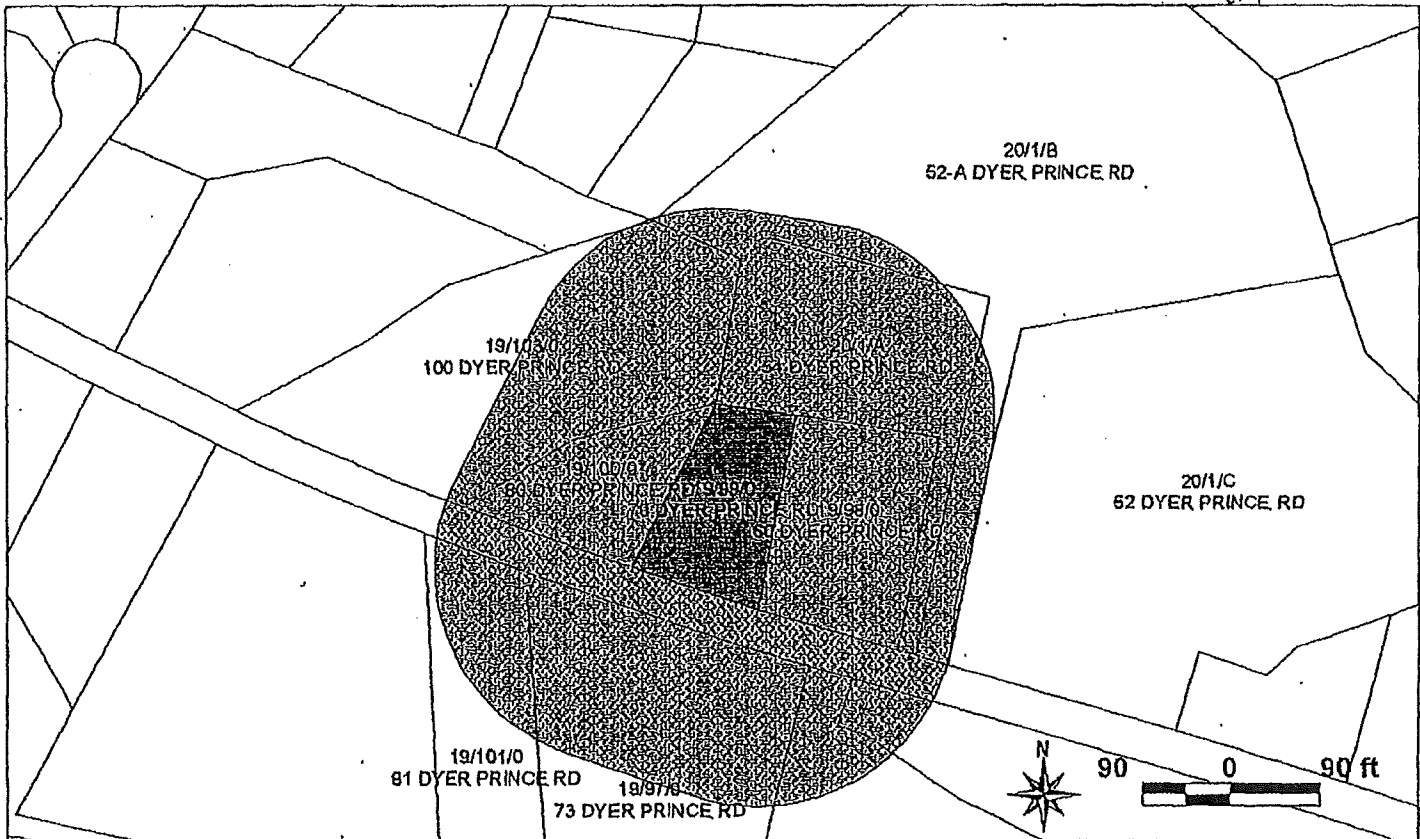
Belinda Eyestone

Certified by Belinda Eyestone, Principal Assessor



TOWN OF EASTHAM, MA
BOARD OF ASSESSORS
2500 State Highway

Abutters List Within 200 feet of Parcel 19/99/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
5977	19-96-0-R	LEACACOS GEORGE J CAROLYN O BROTHERTON	53 DYER PRINCE RD	33 NORTH LAKE DR	HAMDEN	CT	06517
5978	19-97-0-R	DYER PRINCE 73 NOMINEE RLTY TR CHRISTOPHER R TAPSCOTT TRUSTEE	73 DYER PRINCE RD	49 CRAIN SQUARE BLVD	HOUSTON	TX	77025
5979	19-98-0-R	PEIRCE LORRAINE	60 DYER PRINCE RD	183 MAYFAIR DR	WESTWOOD	MA	02090
5980	19-99-0-R	PEIRCE LORRAINE	70 DYER PRINCE RD	183 MAYFAIR DR	WESTWOOD	MA	02090
5981	19-100-0-R	HOFFMAN GAIL	80 DYER PRINCE RD	80 DYER PRINCE RD	EASTHAM	MA	02842
5982	19-101-0-R	DYER PRINCE 73 NOMINEE RLTY TR SUSAN S TAPSCOTT TRUSTEE	81 DYER PRINCE RD	49 CRAIN SQUARE BLVD	HOUSTON	TX	77025
5984	19-103-0-R	KOPLEY KENNETH P	100 DYER PRINCE RD	100 DYER PRINCE RD	EASTHAM	MA	02842
6007	20-1-A-R	HEDLUND RICHARD R & LORRAINE A	54 DYER PRINCE RD	P O BOX 702	EASTHAM	MA	02842
11465	20-1-B-E	EASTHAM CONSERVATION FNDTN	52-A DYER PRINCE RD	PO BOX 183	EASTHAM	MA	02842
11466	20-1-C-R	SCHOPP KENNETH C & REBECCA A	52 DYER PRINCE RD	PO BOX 374	SHEFFIELD	MA	01257
6009	20-3-0-R	BENKER MARILYN R	47 DYER PRINCE RD	119 EAST BACON ST	PLAINVILLE	MA	02762

19-96-0-R

LEACACOS GEORGE J
CAROLYN O BROTHERTON
33 NORTH LAKE DR
HAMDEN, CT 06517

19-97-0-R

DYER PRINCE 73 NOMINEE RLTY TR
CHRISTOPHER R TAPSCOTT TRUSTEE
49 CRAIN SQUARE BLVD
HOUSTON, TX 77025

19-98-0-R

PEIRCE LORRAINE
163 MAYFAIR DR
WESTWOOD, MA 02090

19-99-0-R

PEIRCE LORRAINE
163 MAYFAIR DR
WESTWOOD, MA 02090

19-100-0-R

HOFFMAN GAIL
80 DYER PRINCE RD
EASTHAM, MA 02642

19-101-0-R

DYER PRINCE 73 NOMINEE RLTY TR
SUSAN S TAPSCOTT TRUSTEE
49 CRAIN SQUARE BLVD
HOUSTON, TX 77025

19-103-0-R

KOPLEY KENNETH P
100 DYER PRINCE RD
EASTHAM, MA 02642

20-1-A-R

HEDLUND RICHARD R & LORRAINE A
P O BOX 702
EASTHAM, MA 02642

20-1-B-E

EASTHAM CONSERVATION FNDTN
PO BOX 183
EASTHAM, MA 02642

20-1-C-R

SCHOPP KENNETH C & REBECCA A
PO BOX 374
SHEFFIELD, MA 01257

20-3-0-R

BENKER MARILYN R
119 EAST BACON ST
PLAINVILLE, MA 02762

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is: LORRINE PEIRCE
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of: **Eastham** seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
Proposed Activity: DEMANTLE EXISTING STRUCTURE &
REBUILD SINGLE FAMILY RESIDENCE
- C. The address of the lot where the activity is proposed is: 60 DYER PRUCE RD.
- D. Copies of the Notice of Intent may be examined at:
DPW/NRO Building, 555 Old Orchard Road, Eastham MA 02642

Between the hours of 8 AM and 4 PM on the following days of the week:

Monday through Friday

For more information, call: (508) 240-5971

Check One: This is the applicant ☐, representative ☐, or other ☒ (specify):

The Eastham Conservation Commission

- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant ☐, or the applicant's representative ☒, by calling this telephone number (508) 240-5971 between the hours of 8 AM and 4 PM on the following days of the week:

Monday through Friday

For more information regarding the date, time and place of the public hearing may be obtained from: **The Eastham Conservation Commission** By calling this telephone number (508) 240-5971 between the hours of 8 AM and 4 PM on the following days of the week:

Monday through Friday

Check One: This is the applicant ☐, representative ☐, or other ☒ (specify):

The Eastham Conservation Commission

Note: Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the

The Cape Codder

(Name of Newspaper)

Note: Notice of the public hearing, including its date, time and place will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

Note: You may also contact your local Conservation Commission of the nearest Department of Environmental Protection Regional Office for more information about this application of the Wetlands Protection Act. To contact DEP call:

Central Region: 508-792-7650

Northeast Region: 617-935-2160

Southeast Region: 508-946-2700

Western Region: 413-784-1100

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act.

(To be submitted to the Mass. Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

I, TRISTRAM WELER, hereby certify under the pains and penalties of perjury that on 08/21/2020 I gave
(Date)

notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, sec. 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Mass. Wetlands Protection Act by

LORRAINE PETRLE with the Eastham Conservation Commission on
(Name of Applicant)

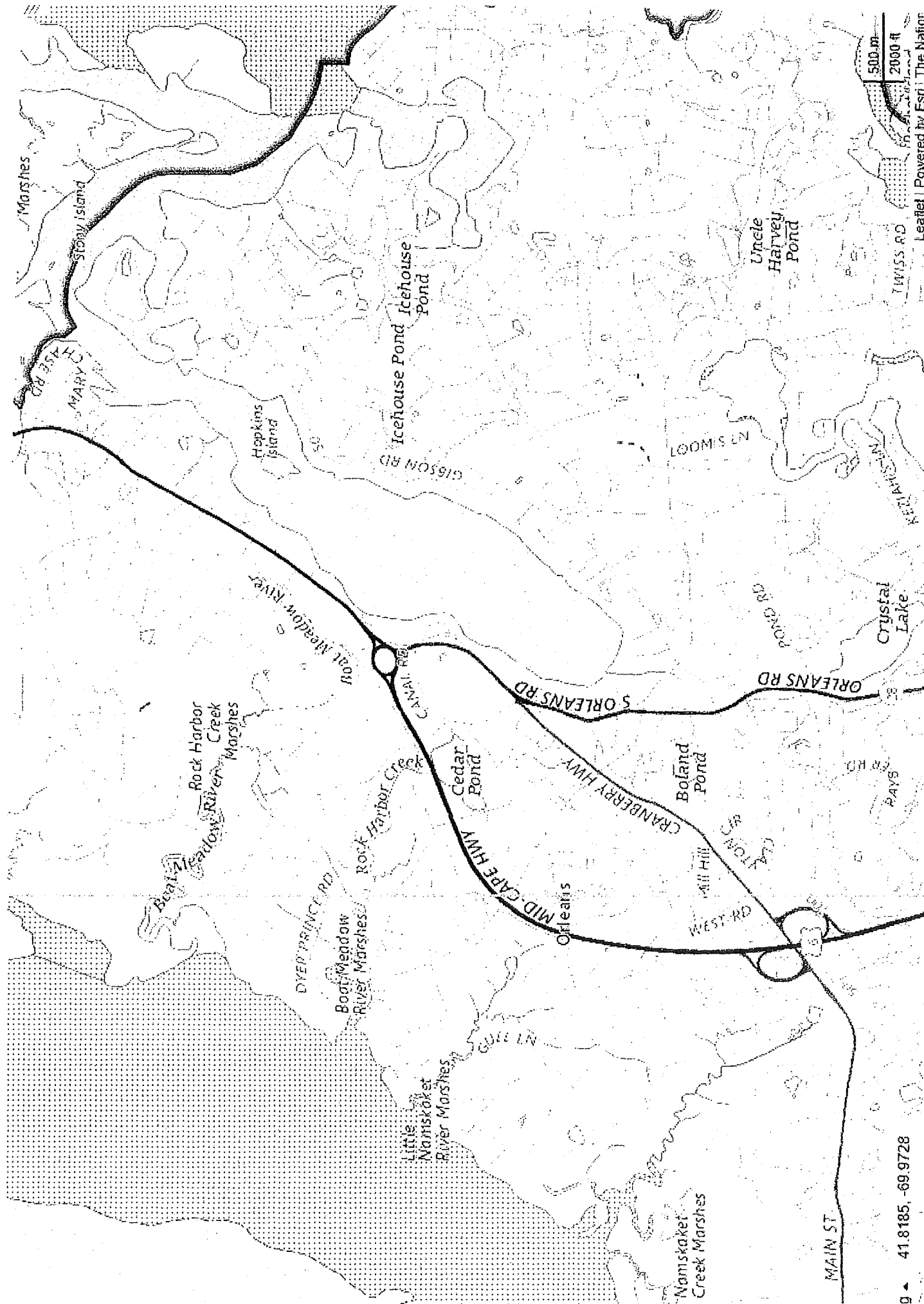
_____ for property located at 60 DYER PRINCE RD
(Address of land

_____ where work is proposed)

The form of the notification and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

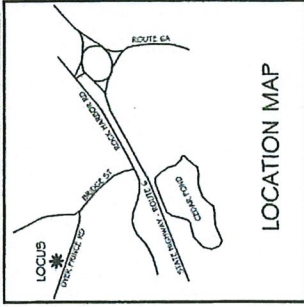
Name 

Date 08/21/2020



9 41.8185, -69.9728

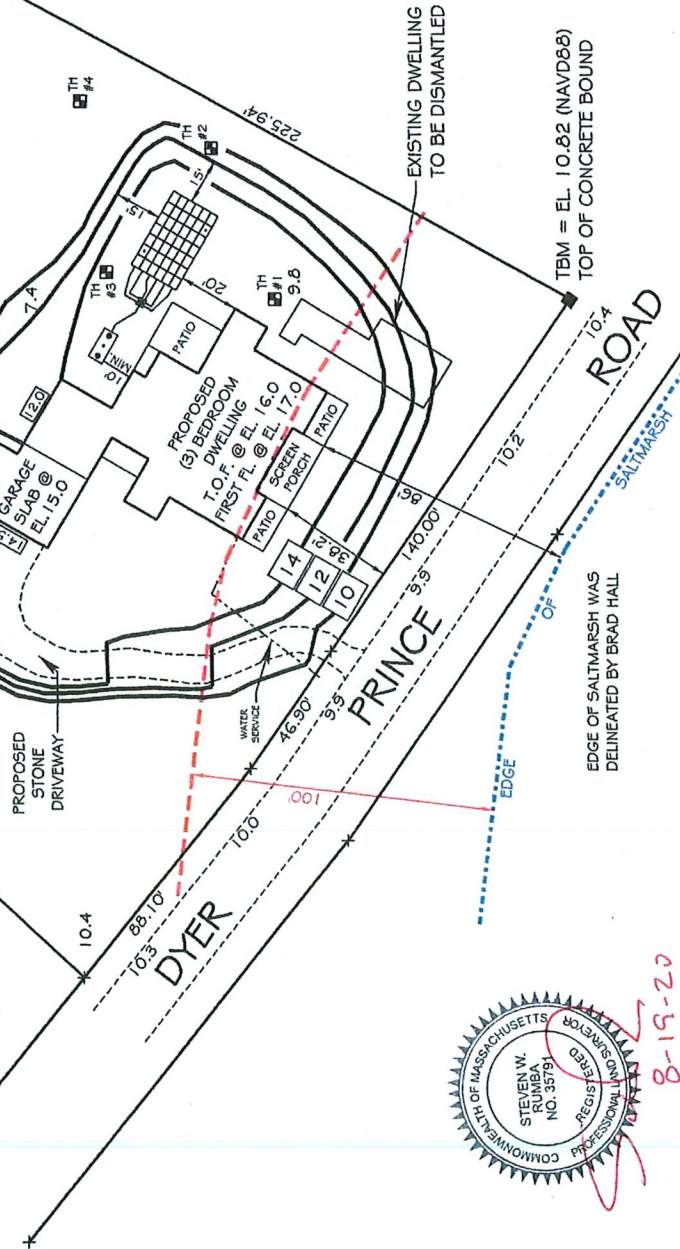
NOTE: THIS PROPERTY LIES WITHIN A SPECIAL
FLOOD HAZARD AREA (ZONE AE - BASE
FLOOD EL. 13.0)



LOCATION MAP

LOT AREA:
51942.1 S.F.
1.19 AC.

AREA OF BUFFER ZONE: 8800 S.F.
AREA OF EXISTING DWELLING IN BUFFER ZONE: 600 S.F.
AREA OF PROPOSED DWELLING IN BUFFER ZONE: 420 S.F.



SEPTIC DESIGN BY MEYER & SONS, INC.

SITE - SEWAGE PLAN

FOR
#60 DYER PRINCE RD., EASTHAM, MA
PREPARED FOR

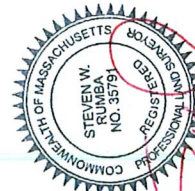
LORRAINE PEIRCE

DATE	1" = 40'	DATE	06-15-2020	TMW
BY		BY		SP-1

WELLER & ASSOCIATES

P.O. BOX 417 CENTERVILLE, MA
TEL: (508) 328-4692
EMAIL: trisweller@gmail.com

REGISTERED LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS



8-19-20



347 West Main Street
Hyannis, MA, 02601
508-771-5008

APPOINTMENT RECORD INVOICE

TOM ONEILL
PO BOX 625
MASHPEE, MA 02649

Invoice # : 130449
Invoice Amount : \$0.00
Service Date : Sep 10, 2020
Account # : 157349
Tech & License # : Forrest Travers #38279
Service Address : 60 DYER PRINCE ROAD

SERVICE	PRICE	QTY	TOTAL
Termite and Pest Control Inspection - Service Charge, Inspection and Estimate	\$0.00	1	\$0.00
NOTES <p>I inspected the entire property today. I found evidence of carpenter ants, carpenter bees, yellow jackets, mice and powder post beetles. There is also extensive water damage and rot around the exterior trim and siding. Powder post beetle damage is visible from the crawl space all the way to the second floor exposed beams. There is powder post beetle damage in the exterior siding and trim as well that has comprised the integrity of some of the wood. There is also signs of squirrels potentially nesting in the exterior soffits which they have chewed open.</p> <p>If you have any questions regarding today's service, feel free to contact me directly. Thank you for choosing Fowler and Sons. Have a Great Day!</p> <p>forresttravers@fowlerandsonsinc.com (774) 487-8360 - Cell phone</p> <p>For any scheduling concerns please call the office (508)771-5008</p> <p>Did you know that you can pay your Fowler bill online? http://fowlerandsonsinc.briostack.com/customer You can even store a credit card on file for pay as you go, or autopay.</p>			<p>Invoice Total \$0.00</p> <p>Previous Service Bal. \$0.00</p> <p>Subtotal due \$0.00</p> <p>Amt. Paid</p> <p>Total Service Amt. Due \$0.00</p>

PRODUCTS USED

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Visual Inspection	1,2,3,4,5,6,7,8	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18		0 units		

TARGETED PESTS 1-Carpenter Ants, 2-Carpenter Bees, 3-General Pest, 4-Mice, 5-Powder Post Beetles, 6-Termites, 7-Visual Inspection, 8-Yellow Jackets

AREAS TREATED 1-Around Windows, 2-Baseboards, 3-Basement, 4-Bathroom, 5-Bedroom, 6-Building, 7-Crawl Space, 8-Dining room, 9-Exterior, 10-Exterior Foundation, 11-Front Door, 12-Front Step, 13-House, 14-Kitchen, 15-Living Areas, 16-Peak, 17-Perimeter, 18-Soffit

----- CUT HERE AND INCLUDE THIS SECTION WITH YOUR PAYMENT -----

Please include Invoice# or Account# on your payment so we may apply to the correct account.

Your account does not have an amount due, do not send payment.

Current Amount Due: \$0.00

Due Date: Oct 10, 2020

TOM ONEILL

Account #157349

Invoice #130449

Amount Enclosed \$_____

Please note that if paying by check, we may process the check by Electronic Funds Transfer (EFT)

Send Payments To Fowler and Sons Inc. 347 West Main Street, Hyannis, MA, 02601

Pay Online fowlerandsonsinc.briostack.com/customer/index.html?branchId=10001

Pay by Phone 508-771-5008

Thank you for your business!